

Staff Summary Report



Development Review Commission Date: 06/12/07

Agenda Item Number: 7

SUBJECT: Hold a public meeting for a Development Plan Review for U.S. INDUSTRIAL FASTENERS located at 2026 East Cedar Street.

DOCUMENT NAME: DRCr_USIndFasteners_061207

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **U.S. INDUSTRIAL FASTENERS (PL060587)** (Kevin Blackburn, U.S. Industrial Fasteners, property owner; Brian Johns, Associated Architects, applicant) for the expansion of an existing building consisting of +/-38,562 s.f. of total building area on 21.8 acres, located at 2026 East Cedar Street, in the GID, General Industrial District and the Transportation Overlay District, including the following:

DPR07015 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Ryan Levesque, Senior Planner (480-350-8839)

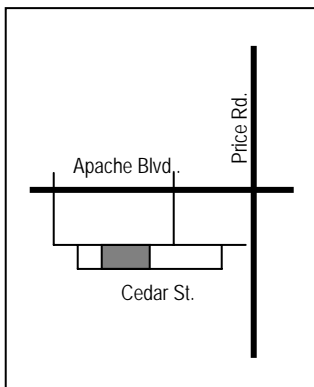
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions (1-19).

ADDITIONAL INFO:



Gross/Net site area	2.18 acres
Building area	19,850 s.f. addition (38,562 s.f. total)
Lot Coverage	40 % (NS)
Building Height	28 ft (35 ft maximum allowed)
Building setbacks	25' front, 0'-52' sides, +110' rear (25, 0, 25 min.)
Landscaped area	14% (10% minimum required)
Vehicle Parking	62 spaces (62 min. required, 78 max. allowed)
Bicycle Parking	4 spaces (4 minimum required)

ATTACHMENTS:

1. List of Attachments
 - 2-3. Comments / Reasons for Approval
 - 4-7. Conditions of Approval
 8. History & Facts / Zoning & Development Code Reference
-
- A. Location Map
 - B. Aerial Photo
 - C. Letter of Explanation
 - D. Site Plan
 - E. Building Elevations
 - F. Floor Plans / Building Sections
 - G. Landscape Plan
 - H. Conceptual Grading and Drainage Plan

COMMENTS:

The applicant is requesting approval for a Development Plan Review for a project consisting of a 19,850 square feet expansion of warehouse and office space. The site is located southwest of Apache Boulevard and Price Road, along an industrial area on Cedar Street. The proposed addition would more than double the size of the existing U.S. Industrial Fasteners facility. The development conforms to the Zoning and Development Code requirements. The expansion will match the existing facility design and color palette.

Conclusion

The proposed development is consistent with the surrounding context of the area, with industrial businesses to the east and west of the site. Appropriate landscape buffering and restrictions on accessing the street to the north make this development consistent with past approvals. Staff is recommending approval of the existing industrial building expansion, subject to conditions of approval. No public input has been received at this time.

REASONS FOR APPROVAL:

Development plan approval requires conformance with the following standards and criteria:

1. The placement of *buildings* reinforces and provides variety in the *street* wall, maximizes natural surveillance and visibility of pedestrian areas (*building* entrances, pathways, *parking* areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:
 - a. Shade for energy conservation and comfort as an integral part of the design;
 - b. Materials shall be of superior quality and compatible with the surroundings;
 - c. *Buildings* and *landscape* elements have proper scale with the site and surroundings;
 - d. Large *building* masses are divided into smaller components that create a human-scale as viewed from the sidewalk;
 - e. *Buildings* have a clear base and top, as identified by ground floor elements, *roof* forms, and detailing;
 - f. *Building* facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;
 - g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;
 - h. On-site utilities are placed underground;
 - i. Clear and well lighted walkways connect *building* entrances to one another and to adjacent sidewalks;
 - j. *Accessibility* is provided in conformance with the Americans With Disabilities Act (ADA);
 - k. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;
 - l. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;

- m. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;
- n. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;
- o. Landscaping accents and separates *parking*, *buildings*, driveways and pedestrian walkways;
- p. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **June 12, 2008** or Development Plan approval will expire.
 2. An Amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated 09/22/06. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
 - Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
 - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
 - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
 - Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services.

Site Plan

3. Provide 6'-0" wide public sidewalk along public street, or as required by Traffic Engineering Design Criteria and Standard Details.

4. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
 5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
 6. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
 7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 8. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
 - Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).
 - Under grounding of overhead utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Refuse:
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is still adequate.
 - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days
 - Driveways:

- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

Building Elevations

9. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
 10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
 11. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 12. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
 13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
 14. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
 - A security vision panels shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

Lighting

15. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

- Follow the guidelines listed under appendix E “Photometric Plan” of the Zoning and Development Code.

Landscape

16. Irrigation notes:

- a. Enclose backflow prevention device in a lockable, pre-manufactured cage.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½” (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
17. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2” uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

19. Provide address sign(s) on all new building elevations.

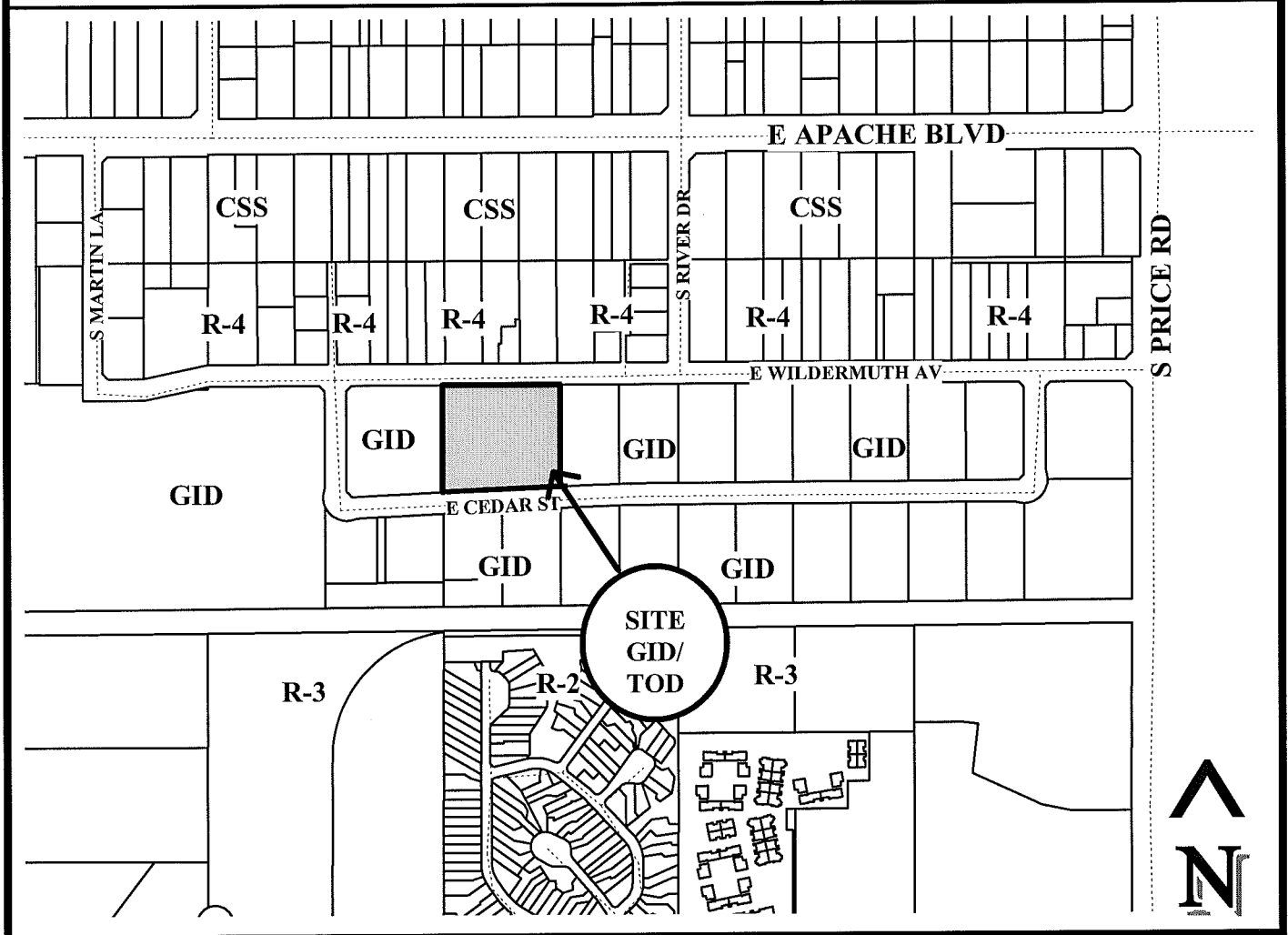
- a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name.
 - 2) Compose of 12” high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1” number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

June 26, 1984	City Council approved a Final Subdivision Plat for Price Road Business Park – Phase Two.
December 2, 1987	Design Review Board approved the request by Patton Construction for 2038 East Cedar Street (development never completed)
May 15, 1996	Design Review Board approved the request for U.S. Industrial Fasteners for building elevations, site plan and landscape plan at 2026 East Cedar Street, in the I-2, General Industrial District.
January 23, 2002	Board of Adjustment approved two variance by CREATIVE ENVIRONMENTS located at 2038 East Cedar Street in the I-2, General Industrial District, including the following: Variance to allow temporary parking for employees on a non-contiguous lot for a maximum period of 24 months; Variance to waive all Ordinance No. 808 requirements pertaining to parking lot lighting, landscaping, screening and paving for a maximum period of 24 months.
January 3, 2007	The Zoning Administrator opined that 2026 East Cedar Street does not have to comply with the Transportation Overlay District uses and standards.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

U.S. INDUSTRIAL FASTENERS
PL060587

Request



PROJECT NARRATIVE

A New Addition for
US Industrial Fasteners
Tempe, Arizona 85281

Location: NE corner of Clark Drive & Cedar Street
Major cross streets: Apache Boulevard & McClintock Drive
Located in the Price Road Business Park, Lot # 22 & 20

Zoning: GID, General Industrial District (TOD Overlay)

Adjoining Uses:

North: Occupied – R-4
East: Occupied – GID
South: Occupied – GID
West: Occupied – GID

Occupancy: Groups B & F-1

Description:

New additions in Lot 22 to an existing warehouse on Lot 20. Lot size is 95,150 square feet (2.18 acres). This proposal is for a new two-story office/ warehouse addition, approximately 19,627 square foot. The first floor is 18,442 square feet and consists of lobby/ reception area, offices, storage, restrooms, work area, conference rooms, kitchen and warehouse. The second floor is 1,185 square foot of office space.

Exterior building materials are masonry, metal roof panels, brick, and stucco. The design and color is to match existing building. The majority of the building material is stucco with pop-out bands along the exterior building. Designing a new entry canopy for the existing building with metal trellis held up by masonry column. The south entrances are designed with metal roof panels, similar to existing. The project also includes landscaping, paved parking and sidewalks.



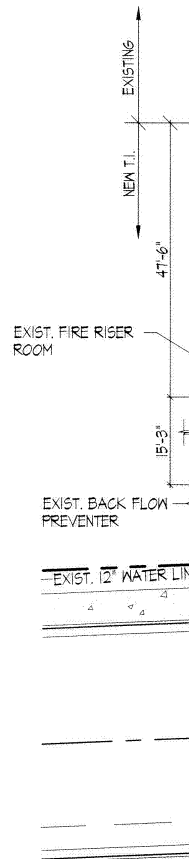
U.S. INDUSTRIAL FASTENERS (PL060587)

BLDG. DATA

FIRE HYDRANT
COVERAGE LINE
300' RADIUS

SUBMITTED BY:	WILLIAM L. JOHNS 1356 E. McKELLIPS ROAD STE. 101 MESA, ARIZONA 85203 PHONE: (480) 964-8451 FAX: (480) 964-1787
OWNER:	KEITH & KEVIN BLACKBURN
TELEPHONE NUMBER:	(480) 967-8702
BUILDING ADDRESS:	2026 E. CEDAR ST. TEMPE, ARIZONA 85281
PROPOSED USE / SCOPE OF WORK:	PROPOSED OFFICE IS A 19,627 SF WAREHOUSE ADDITION TO AN EXISTING 18,712 SF WAREHOUSE. U.S. INDUSTRIAL HAS BEEN A DISTRIBUTOR OF NUTS, BOLTS, FASTENERS AND HARDWARE FOR THE PHOENIX METRO AREA FOR 25 YEARS. 23 YEARS OF THIS HAS BEEN IN TEMPE AND 10 YEARS AT THIS EXISTING BUILDING.
LEGAL DESCRIPTION:	PART OF THE S 1/2 OF SECTION 24 T 1 N, R 4 E, G8SRB8M MARICOPA COUNTY, ARIZONA
BUILDING CODE:	I.B.C.- 2003 I.B.C.- 2003 N.E.C.- 1996 AZ. STATE PLUMBING CODE
ZONING:	GID, GENERAL INDUSTRIAL DISTRICT (TOD OVERLAY)
OCCUPANCY:	B, F-1
OCCUPANT LOAD:	58
FIRE SPRINKLER SYSTEM:	YES (EXIST. BUILDING) YES (NEW BUILDING)
CONSTRUCTION TYPE:	V-B
LOT COVERAGE:	BUILDING % = 40% PAVEMENT % = 46% LANDSCAPE % = 14%
BUILDING HEIGHT:	28'-0"
NUMBER OF STORIES:	2 (PARTIAL 2ND STORY OFFICE)
LANDSCAPE AREA:	12,854 SQ. FT. = .30 ACRES
PARCEL SIZE:	PARCEL # 133-01-444 LOT# 22= 48,070 SQ. FT. NET ± 6.055 PARCEL # 133-01-442 LOT# 20= 47,080 SQ. FT. NET ± 6.055 TOTAL: 95,150 SQ. FT. = 2.18 ACRES
BUILDING SIZE:	EXISTING: 18,712 SQ. FT. PROPOSED WAREHOUSE ADDITION: 16,971 SQ. FT. OFFICE ADDITION 1: 2ND STORY 2,874 SQ. FT. TOTAL: 38,562 SQ. FT.
PARKING CALCULATION:	<p>EXISTING BUILDING: WAREHOUSE - 1 SPACE PER 500 S.F. FOR THE FIRST 10,000 S.F. 10,000 SQ. FT. / 500 = 20 ----- = 20 SPACES 1 SPACE PER 5,000 S.F. REMAINING 5,653 SQ. FT. 5,653 SQ. FT. / 5,000 = 1.13 ----- = 1 SPACES</p> <p>OFFICE - 1 PER 300 S.F. 3,074 SQ. FT. / 300 = 10.2 ----- = 10 SPACES TOTAL PARKING REQ. = 31 SPACES</p> <p>PROPOSED EXPANSION: WAREHOUSE - 1 SPACE PER 500 S.F. FOR THE FIRST 10,000 S.F. 10,000 SQ. FT. / 500 = 20 ----- = 20 SPACES 1 SPACE PER 5,000 S.F. REMAINING 6,971 SQ. FT. 6,971 SQ. FT. / 5,000 = 1.4 ----- = 1 SPACES</p> <p>OFFICE - 1 PER 300 S.F. 2,874 SQ. FT. / 300 = 9.6 ----- = 10 SPACES PARKING REQ. = 31 SPACES</p> <p style="text-align: center;">TOTAL PARKING REQ. = 62 SPACES TOTAL PARKING STALLS PROVIDED = 62 SPACES BICYCLE PARKING PROVIDED = 4 SPACES</p>

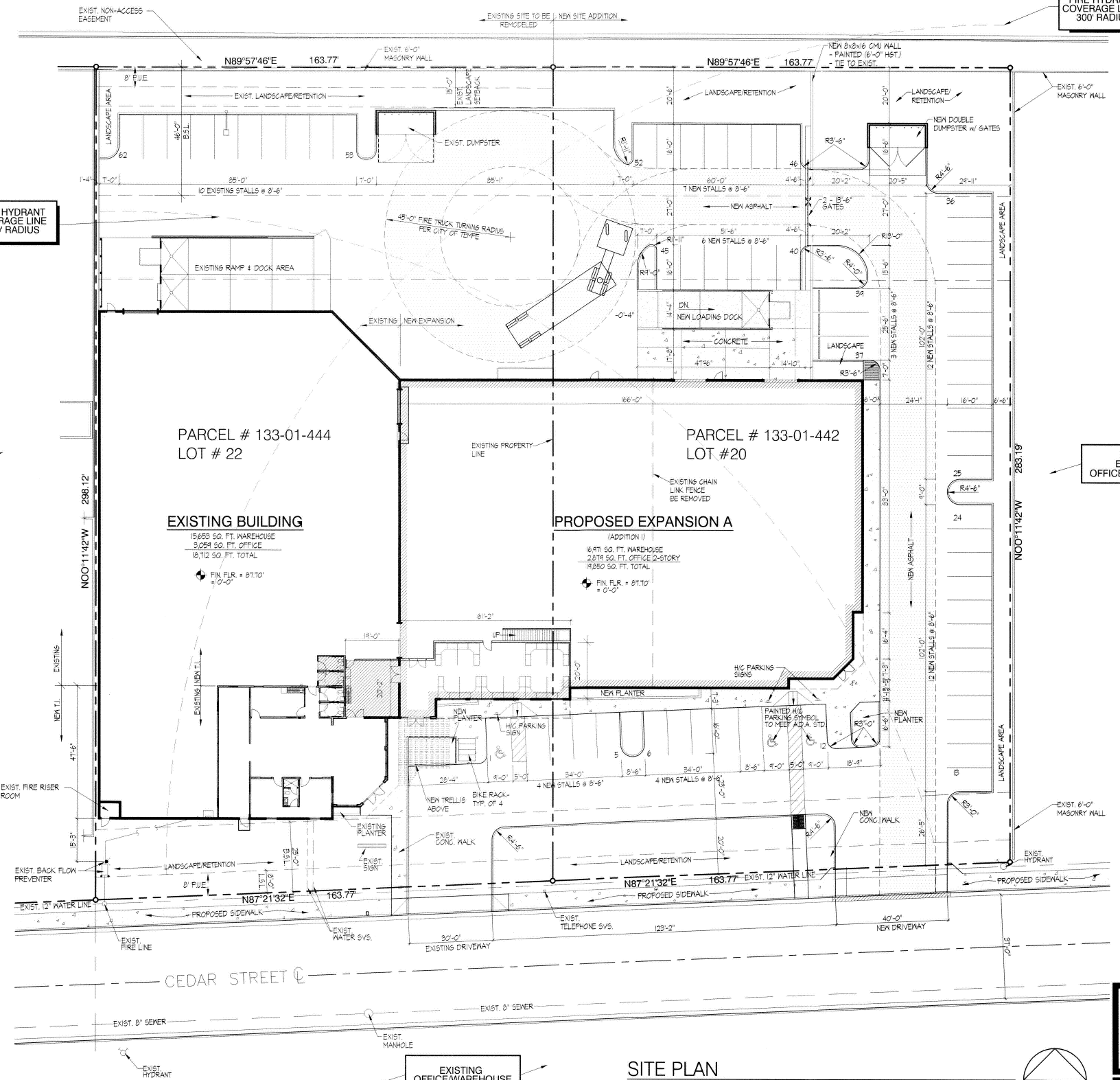
EXISTING
OFFICE/WAREHOUSE



EXISTING
RESIDENTIAL

WILDERMUTH AVE. ☐

FIRE HYDRANT
COVERAGE 150'
300' RADIUS

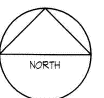


SITE PLAN



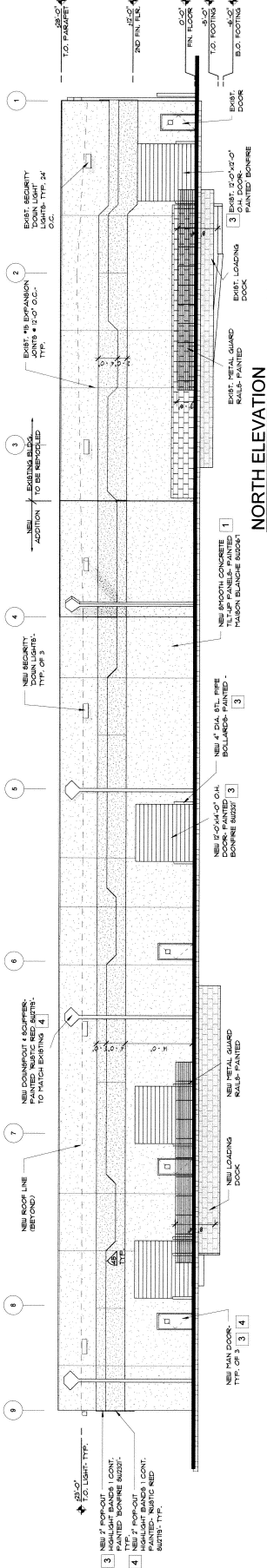
INDICATES NEW ADDITION

1" = 20'-0"

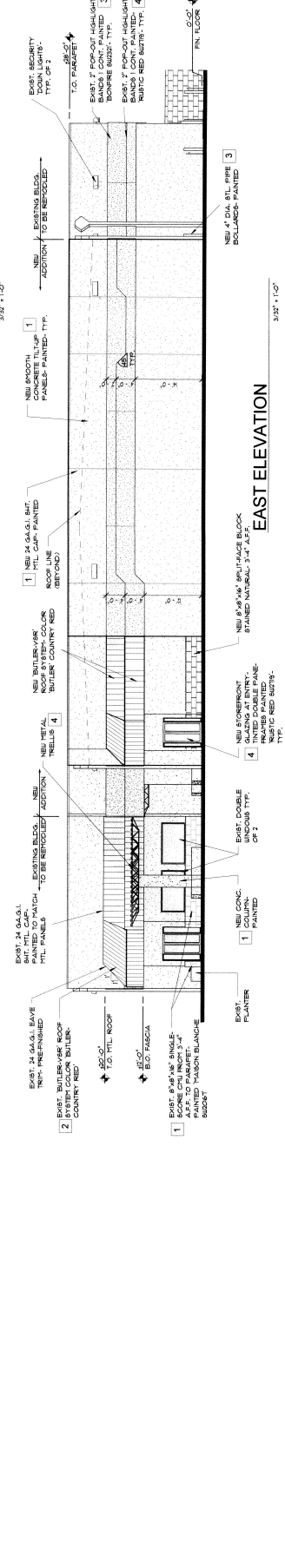




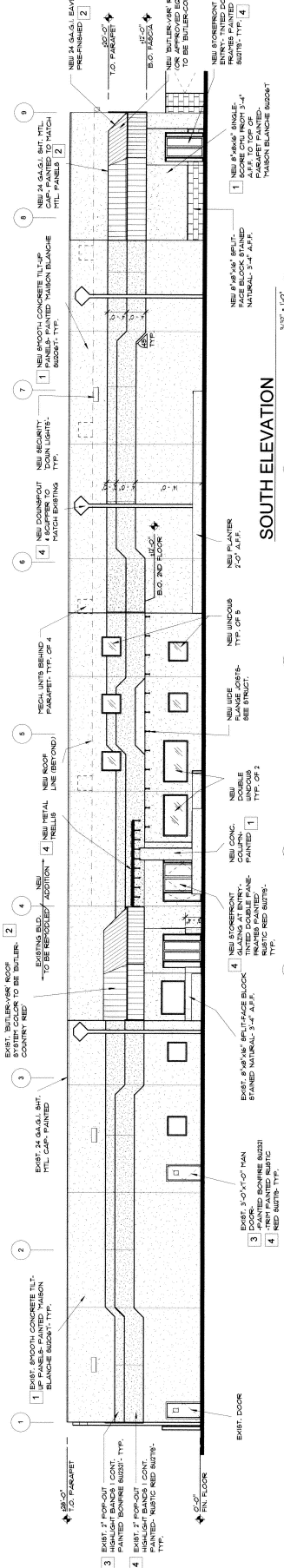
DATE: 01/20/2024	BY: [Signature]	NO. 6	A-6
PROJECT: 2026 EAST CEDAR STREET	DATE: 01/20/2024	SHEET NO. 6	OF 6
DESIGNED BY: [Signature]	CHECKED BY: [Signature]		
DRAWN BY: [Signature]	APPROVED BY: [Signature]		



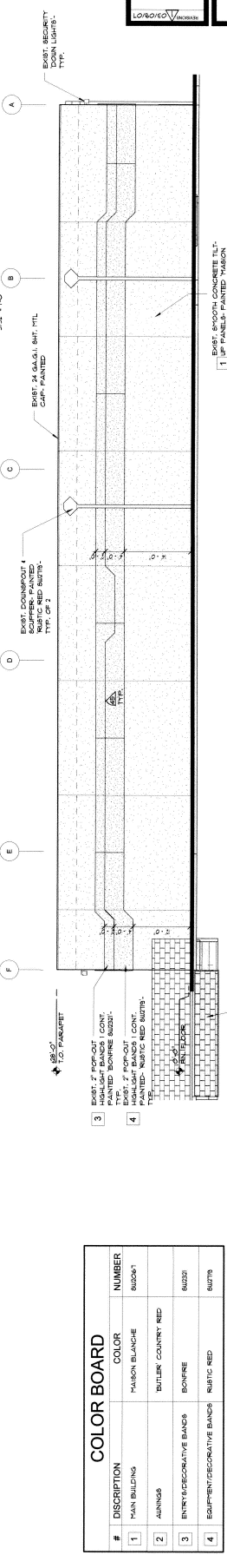
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

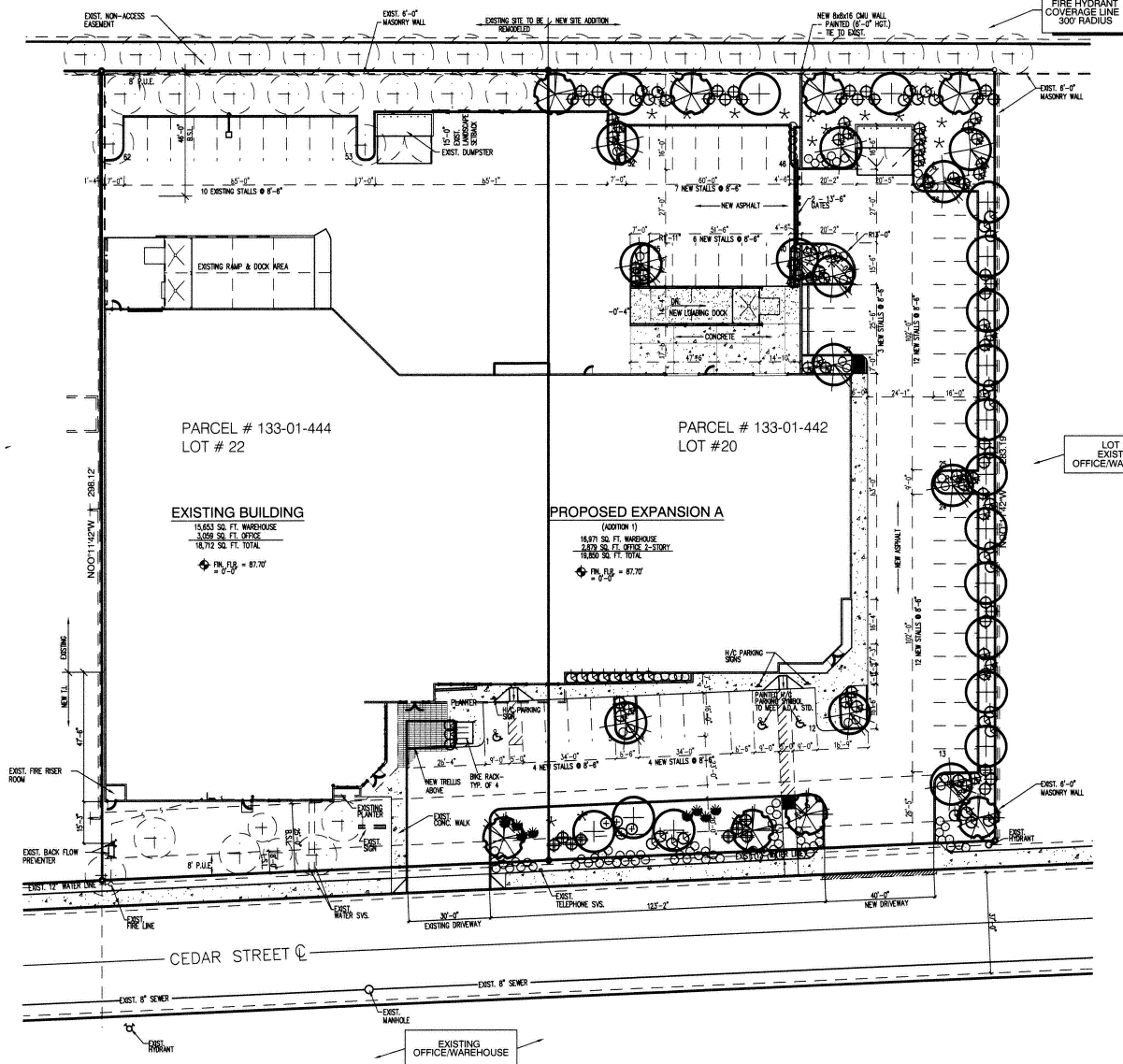


EXISTING WEST ELEVATION

COLOR BOARD

#	DESCRIPTION	COLOR	NUMBER
1	MAIN BUILDING	MARION BLANCHE	8020A-1
2	AWNINGS	BUTLER COUNTRY RED	8020B
3	ENTRY DECORATIVE BANDS	BONFIRE	8020C
4	EQUIPMENT DECORATIVE BANDS	RUSTIC RED	8020D

WILDERMUTH AVE. C



LANDSCAPE NOTES

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.

ALL PARKING LOT FINGERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.

ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLES ARE TO BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2\"/>

NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE

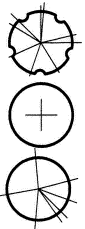
TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.

NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.

PRE-EMERGENT NOTE

DUE TO CONFLICTS BETWEEN OWNER'S AND CONTRACTOR'S WE ARE NOW REQUIRING THAT THE ENTIRE PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPING IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPPING.

LANDSCAPE LEGEND



OLEA EUROPAEA
'SWAN HILL OLIVE'
24\"/>

NERIUM OLEANDER 'PETITE PINK'
PETITE OLEANDER
5 GALLON

CASSIA NEMOPHILA
DESERT CASSIA
5 GALLON

PENSTEMON PSEUDOSPECTABILES
PENSTEMON
5 GALLON

CYCASREVOLTA
SAGO PALM
15 GALLON

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

YUCCA BACCATA
YUCCA
5 GALLON

AGAVE PARRYI
PARRY'S AGAVE
5 GALLON

PENSTEMON SUPERBUS
PENSTEMON
1 GALLON

1/2\"/>



EXISTING TREE
PROTECT FROM CONSTRUCTION

LANDSCAPE NOTES

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BRASS CAP AT INTERSECTION OF WILDERMUTH AVENUE AND MARTIN LANE, CITY OF TEMPE DATUM. EL= 1185.24.

Required Volume for Lot #20:
 $V = C \cdot P \cdot A$
 Runoff Coefficient, $C = 0.95$
 Rainfall Depth, $P = 2.40/12$ FT (100yr-1hr Event)
 Lot #20 Area, $A = 46946$ SF
 Required Volume = $V = (0.95)(2.40/12)(46946 \text{ SF}) = 8920 \text{ CF}$
 Required Volume for Lot #22 = 3161 CF
 Total Required Volume = 12081 CF
 Provided Volume by Existing Basins = 4720 CF
 Provided Volume by Proposed Basins = 5342 CF
 Total Provided Volume = 10062 CF
 Required Volume by Underground Storage = 8942 CF
 Total Provided Volume = 18114 CF

- 1 4 FT. CURB OPENING WITH CURB TERMINATION PER MAC STANDARD DETAIL 222.
- 2 CATCH BASIN SHALL BE THE DRAIN-RITE BY HANCOX, INC. OR APPROVED EQUAL. 15" DIAMETER WITH STANDARD 40" NATED SQUARE GATE AND 6" SUMP. SEE UNDERGROUND RETENTION DETAIL ON SHEET C102.
- 3 96" DIAMETER CUP. SEE UNDERGROUND RETENTION DETAIL ON SHEET C102.
- 4 MAXWELL SWD DRYWELL OR APPROVED EQUAL. SEE DRYWELL DETAIL ON SHEET C102.
- 5 RSP-RAP. 6" DEPTH.
- 6 RETAINING WALL. MAXIMUM HEIGHT = 2.67 FT. SEE DETAIL ON SHEET C102.
- 7 SUMP PUMP. TOP ELEVATION PER PLAN.



All construction shall conform to the CITY OF TEMPE requirements and according to the latest MARICOPA ASSOCIATION (MAG) Uniform Specifications for Concrete Construction as modified by these plans or specifications for this contract.

The Contractor shall notify the City Inspector at least 24 hours prior to the start of work.

The Owner/Dweller shall verify utility locations and verify utility location before construction.

The Owner/Dweller shall be responsible for coordination of utility relocation and construction of underground utilities on site.

Engineer certifies that he has contacted all applicable utility companies and has shown all existing and/or proposed utility lines and pertinent easements on these plans, and that he has obtained the written and proposed utility right-of-way and/or easement delineation from all parties.

All excavation and foundation testing will be performed at the direction of the City Inspector or his representative and at the expense of the Owner/Dweller.

Excavations shall be made in accordance with the MGS-09-078 (MGS-09-078) and shall be done so that no contamination occurs to adjacent areas.

The contractor be allowed to work in a trench located within the City's right-of-way without proper shoring or excavation methods. The City Inspector may require the Contractor to install trench box or trench shields for trench lateral protection and for shoring and bracing of the pipe. Separate inspections by the City are required for trench lateral protection and for shoring and bracing of the pipe.

Compaction of bedding material may be accomplished as part of compaction in the initial lift of backfill.

Procedures for compaction of bedding material shall be approved by the City Inspector or his representative. Compaction and moisture testing shall be provided by the Contractor at his expense.

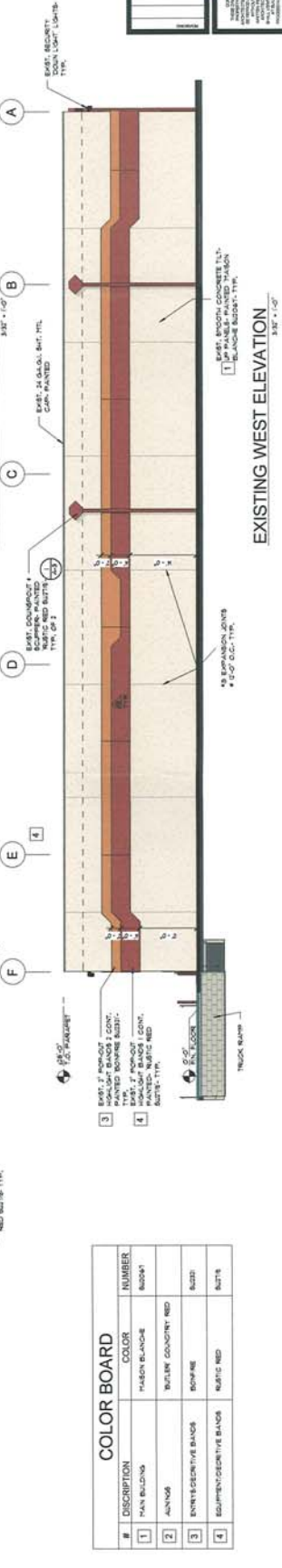
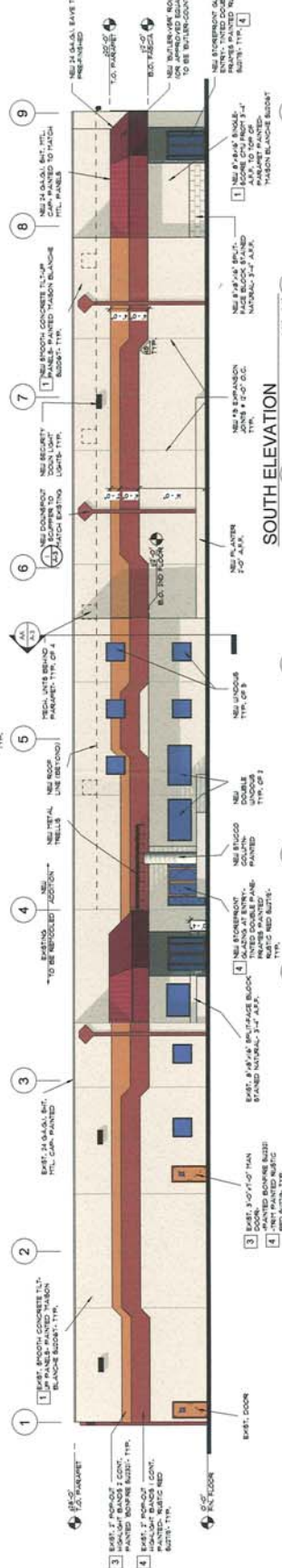
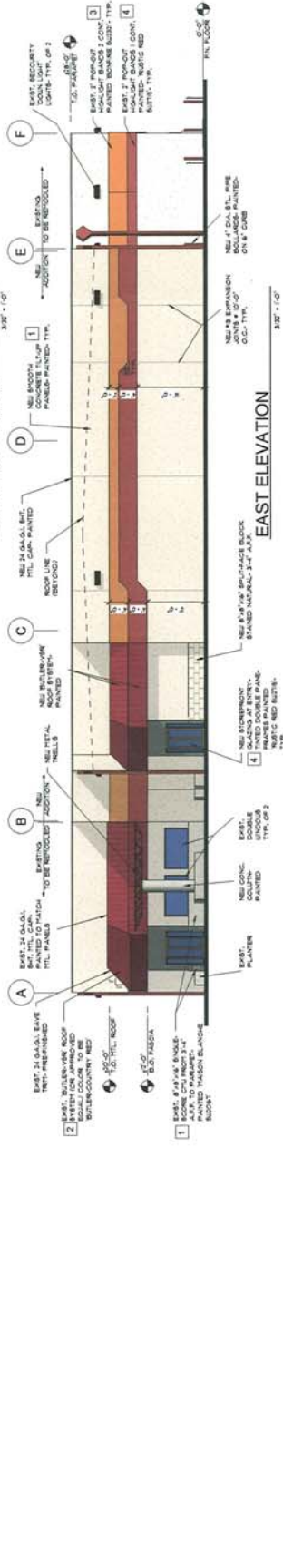
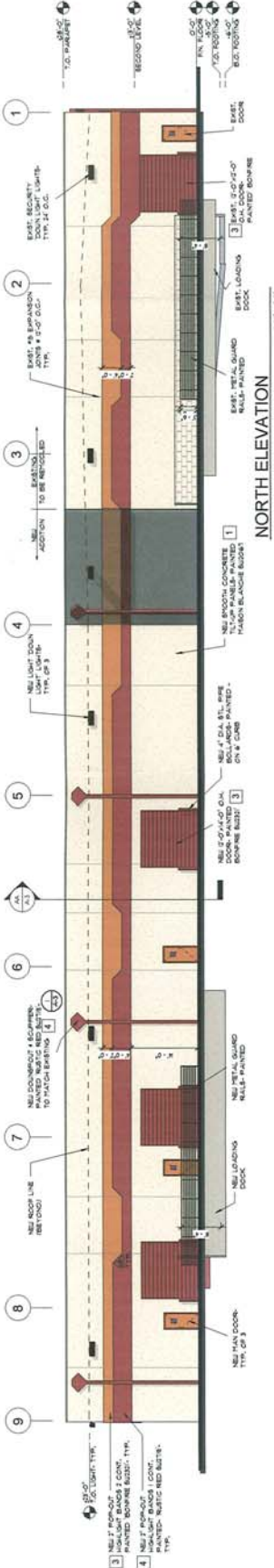
Connection of materials shall conform to MAG Specifications and the following relative compaction (ASTM D-2922 & D-3017 w/ rock correction)

	95%	90%
Curfbs	95%	90%
Gutters, and sidewalks	95%	90%
Streets	95%	90%
Paved Base Course	95%	90%

Subgrade for all sidewalks, curbs and gutters and streets shall be sacrificed to a depth of 6-inches and compacted per Note 11.

Asphaltic Concrete shall be MAG 13mm. Compaction of asphaltic concrete shall be 95%.





COLOR BOARD

#	DESCRIPTION	COLOR	NUMBER
1	MAIN BUILDING	HARSH BLANCHE	B00041
2	ADDEND	BUTLER GLOUSTRY RED	B00021
3	EXISTING IDENTIFY BLANCH	BONAWE	B00021
4	EXISTING IDENTIFY BLANCH	BONAWE	B00021